

Garth,

I provide the following commentary regarding site details, easements and services for the project.

SITE

Lot 8 DP 1191647 being 39-55 Oratava Ave West Pennant Hills

Lot 3 DP 1096405 being 570 Pennant Hills Rd West Pennant Hills

I refer to C&R plan 1675 T02 [02] for a description of existing easements over the site.

Lot 8 DP 1191647 is burdened by the following easements & services.

A – Easement for Water Supply 6.095 wide over existing 600mm dia water main across the site (to be relocated)

B – Easement to Drain Water Variable Width across original pipe system and driveways as construed adjacent to southern boundary as part of original subdivision (these easements will need to be modified as part of the over all development)

C – Easement to Drain Water 1 wide over existing inter allotment drainage on northern boundary.

D – Easement to Drain Water & Sewerage over the whole of Lot 8 to benefit Lot 21 DP 852577.

The site also contains existing Sydney Water sewer mains across the site that were constructed as part of the original subdivision. Refer attached Sydney Water plans.

These sewers will need to be modified as part of the development.

The other driveways & services currently on the site were constructed as part of the year 2000 subdivision. As these works were not completed and subject to a subdivision certificate easements for these works were not created at the LPI.

Again these works will need to be removed as part of the project redevelopment.

Regards,

Andrew Halmarick - Director

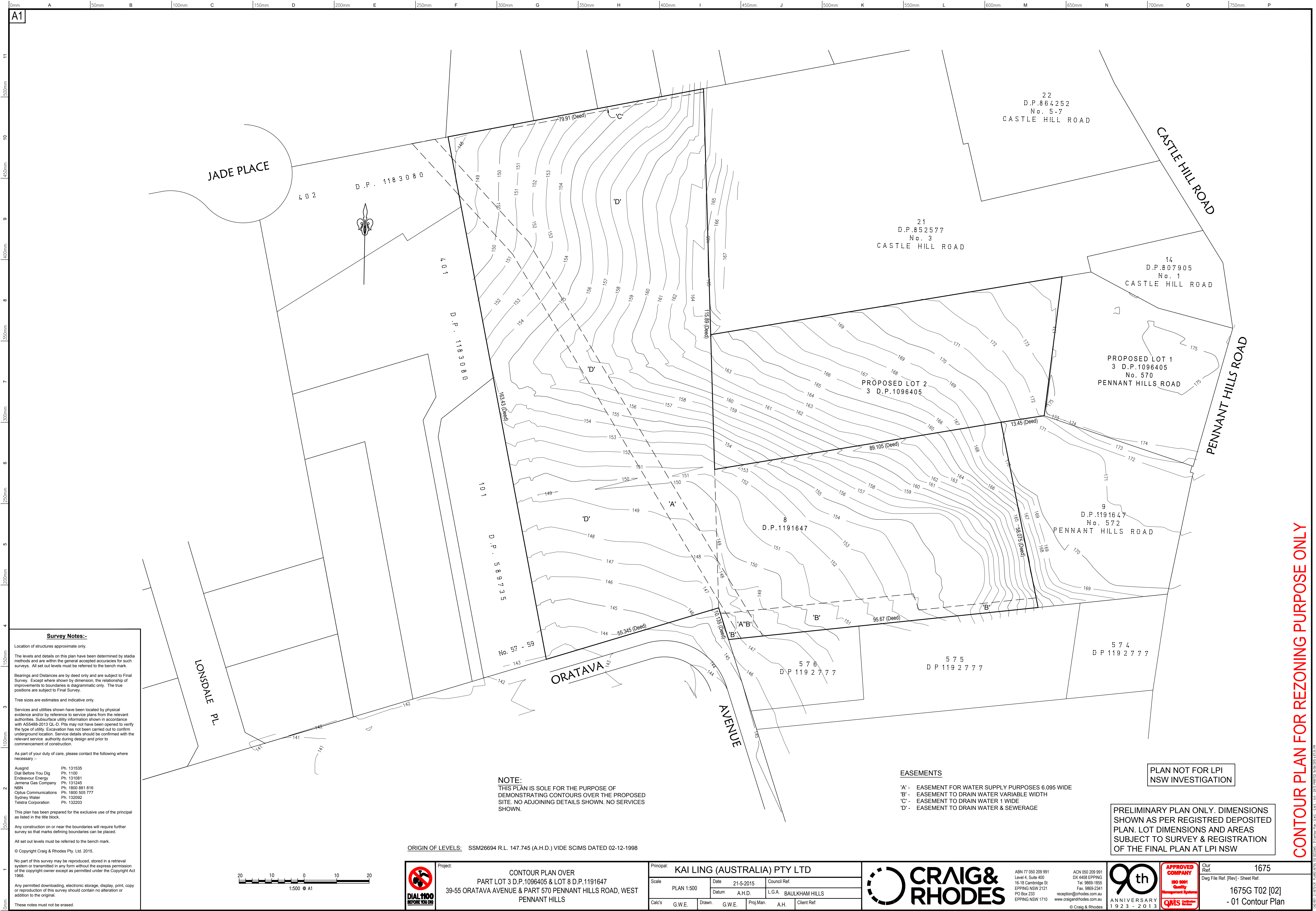
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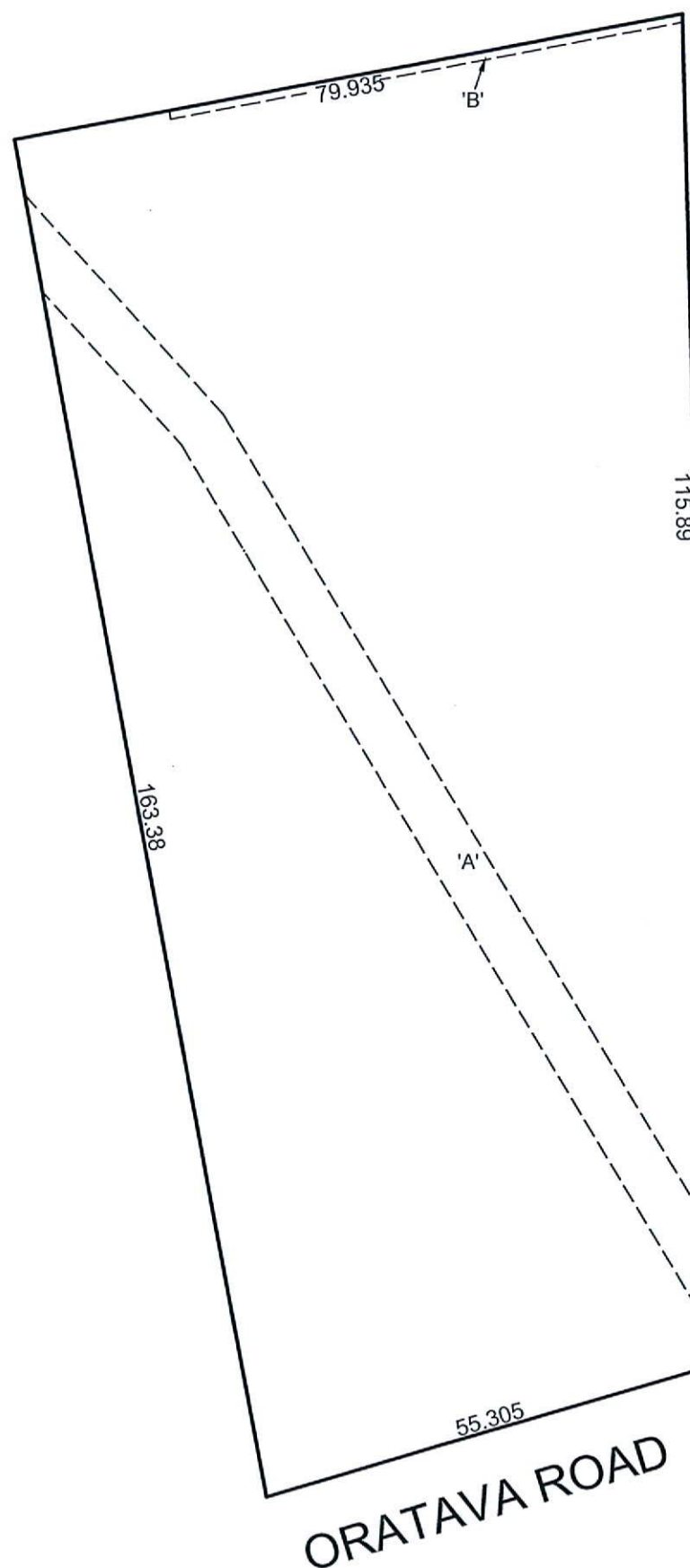
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'A' - EASEMENT FOR WATER SUPPLY PURPOSES 6.095 WIDE VIDE TRANSFER No's F16150 & D914994
 'B' - EASEMENT TO DRAIN WATER 1 WIDE VIDE DP 852577
 'I' - PROPOSED EASEMENT TO DRAIN WATER 3 WIDE & VARIABLE
 'L' - PROPOSED EASEMENT TO DRAIN WATER 8.2 WIDE

THE HILLS SHIRE COUNCIL
APPROVED DEVELOPMENT PLAN

DEVELOPMENT CONSENT NO.

248/2014/ZA

Please refer to conditions of Development Consent for the details of the required inspections and other matters which must be complied with.

NOTE:

ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY.

DISCLAIMER OF LIABILITIES TO ANY THIRD PARTIES : THIS PLAN IS MADE SOLELY FOR THE USE AND BENEFIT OF THE CLIENT NAMED ABOVE AND NO LIABILITY OR RESPONSIBILITY WHATSOEVER IS ACCEPTED TO ANY THIRD PARTY WHO MAY RELY ON THIS PLAN WHOLLY OR IN PART. ANY THIRD PARTIES ACTING OR RELYING OF THIS PLAN WHETHER WHOLLY OR IN PART ARE IN BREACH OF OUR COPYRIGHT AND DO SO AT THEIR OWN RISK.

chadwickcheng
 consulting surveyors

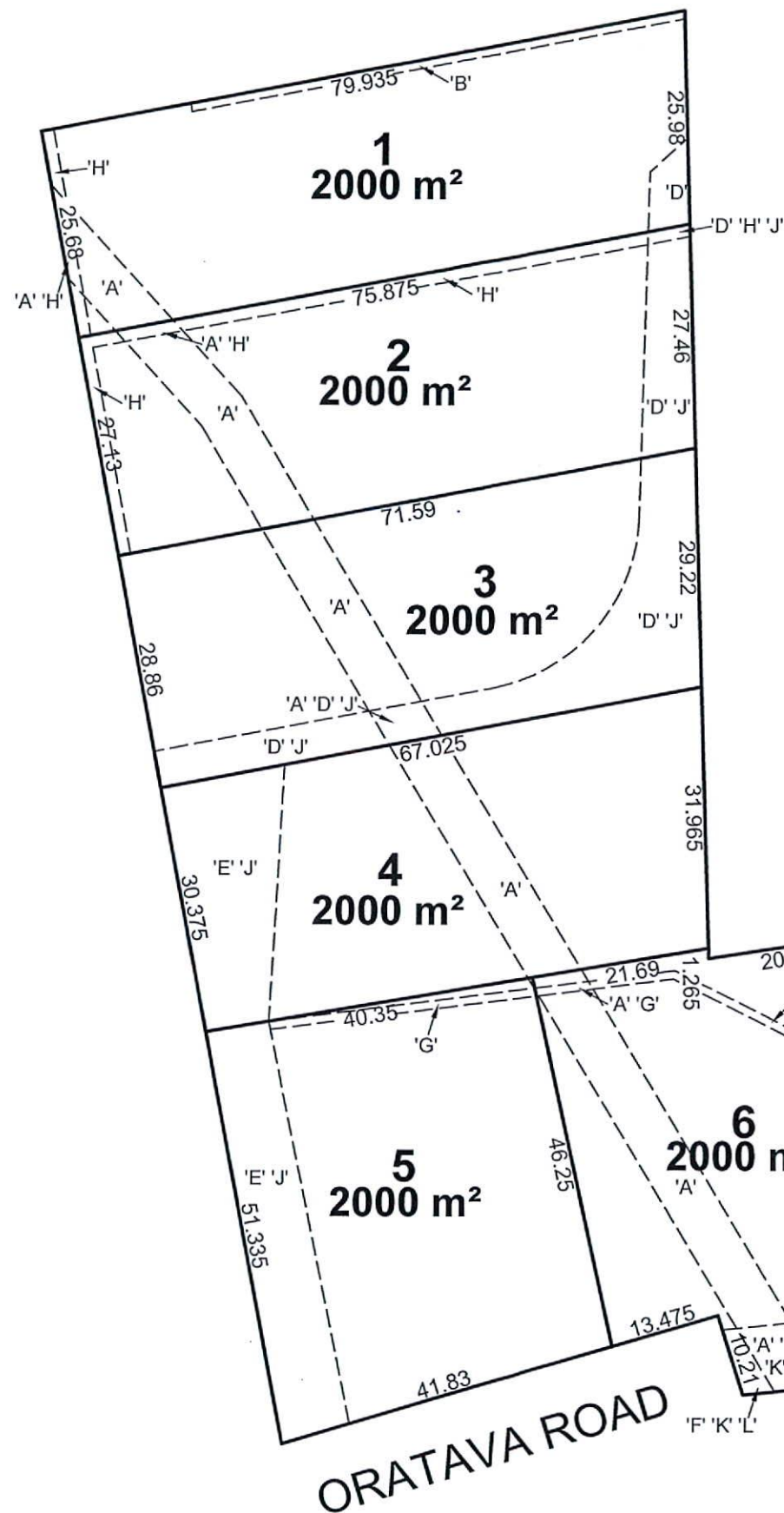
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PLAN OF SUBDIVISION OF LOT 6 IN DP 829894 AND LOT 18 IN DP 10149 AT 45-55 ORATAVA RD & 572 PENNANT HILLS RD, WEST PENNANT HILLS AS AMENDED FROM DA S9570	
DATUM:	RATIO: 1:800
DATE: 20.08.2013	PRINCIPAL: J & MV PAPALUCA

SHEET 1 OF 2 SHEETS
REFERENCE 33042 / DS

STAGE 1



'A' - EASEMENT FOR WATER SUPPLY PURPOSES 6.095 WIDE VIDE TRANSFER No's F16150 & D914994
'B' - EASEMENT TO DRAIN WATER 1 WIDE VIDE DP 852577

'D' - RIGHT OF CARRIAGEWAY & EASEMENT FOR SERVICES VARIABLE WIDTH
'E' - RIGHT OF CARRIAGEWAY, EASEMENT FOR SERVICES & EASEMENT TO DRAIN WATER VARIABLE WIDTH
'F' - RIGHT OF CARRIAGEWAY, EASEMENT FOR SERVICES & EASEMENT TO DRAIN WATER 8.2 WIDE
'G' - PROPOSED EASEMENT TO DRAIN WATER 1 WIDE
'H' - PROPOSED EASEMENT TO DRAIN WATER 1.5 WIDE
'I' - EASEMENT TO DRAIN WATER 3 WIDE & VARIABLE
'J' - PROPOSED EASEMENT FOR UNDERGROUND CABLES VARIABLE WIDTH
'K' - PROPOSED EASEMENT FOR UNDERGROUND CABLES 8.2 WIDE
'L' - EASEMENT TO DRAIN WATER 8.2 WIDE

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APPROVED DEVELOPMENT PLAN

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SHEET 2 OF 2 SHEETS	REFERENCE 33042 / DS
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